

## **APPENDIX A**



# **Miami-Dade County Public Schools**

*giving our students the world*

**Superintendent of Schools**

*Rudolph F. Crew, Ed.D.*

**Ana Rijo-Conde, AICP, Facilities Planning Officer**  
*Facilities Planning*

**Miami-Dade County School Board**

*Frank J. Bolaños, Chair*

*Dr. Robert B. Ingram, Vice Chair*

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*Evelyn Langlieb Greer*

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*Dr. Martin Karp*

*Ana Rivas Logan*

*Dr. Marta Pérez*

*Dr. Solomon C. Stinson*

July 18, 2005

Ms. Diane O'Quinn-Williams, Director  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Land Use Amendments**  
**April 2005 Cycle**  
**(Applications No. 1-24)**

Dear Ms. O'Quinn-Williams:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of the review threshold of 115%.

Attached please find the School District's (District) preliminary review analysis of potential impact generated by the above referenced applications. Please note that the land use amendments proposed in applications 6, 7 and 14 are not expected to generate students, amendments 5, and 12 would result in a net reduction of student impacts (see attached analyses), and the balance, as proposed in applications 1-4, 8-11, 13, and 15-24, are expected to have an impact on the District (see attached analyses). Please note that in those instances where the proposed amendments meet the referenced review threshold, dialogue between the District and the applicants will need to take place as soon as possible, as it relates specifically to the potentially impacted public schools. The District will keep the County apprised as to the timeframe for such dialogue. Also attached for your reference is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

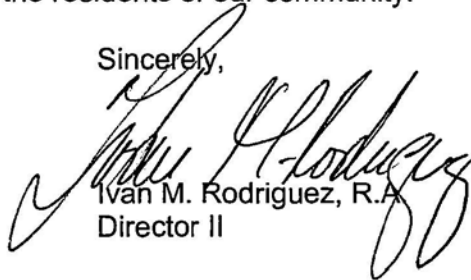
Pursuant to the Miami-Dade County Educational Facilities Impact Fee Ordinance, the proposed developments, if approved, will be required to pay educational facilities impact fees (impact fees) based on the established formula. Additionally, the District will apply the School-Board-adopted criteria to determine which if any additional mitigation might be appropriate at the time of dialogue with the applicants.

Ms. Diane O'Quinn-Williams  
July 18, 2005  
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Please note that school District staff utilized FISH capacity, rather than enhanced capacity for this analysis. Also, the information contained under the category of "Existing Conditions Countywide", is out of date and should be updated. We will be happy to meet with your staff to provide you the assistance necessary to update this information.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan M. Rodriguez".

Ivan M. Rodriguez, R.A.  
Director II

IMR:ir  
L-0004  
Attachments

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Ms. Vivian Villaamil  
Ms. Patricia Good  
Ms. Helen Brown

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 1, 46 Acres, LLC

**REQUEST:** Land use amendment from Industrial and Office to Low-Medium Density Residential (5 - 13 DU/acre)

**ACRES:** 26.13 net acres

**LOCATION:** South of NE 215 Street and east of San Simeon Way

**MSA/  
MULTIPLIER:** 2.2/.58 (townhouse)

**NUMBER OF  
UNITS:** 340 additional townhouse units      Existing land use no residential units

**ESTIMATED  
STUDENT  
POPULATION:** 197 students \*

**ELEMENTARY:** 91

**MIDDLE:** 49

**SENIOR:** 57

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Madie Ives Elementary - 20770 NE 14 Avenue

**MIDDLE:** Highland Oaks Middle - 2375 NE 203 Street

**SENIOR HIGH:** Dr. Michael M. Krop Senior - 1410 NE 215 Street

All schools are located in Region 2

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.



The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Madie Ives Elem	1158/ 1249*	636	182%/ 196%*	314	122%/ 131%*	1267
Highland Oaks Middle	2557/ 2606*	979	258%/ 266%*	218	214%/ 218%*	2630
Dr. Michael M. Krop Sr.	3759/ 3816*	2195	165%/ 174%*	119	163%/ 165%*	3843

\* increased student population as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, all schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

##### Proposed Relief Schools School School

##### Funding Year

State School "D" K-8  
(Madie Ives Elementary and  
VB Highland Oaks Elementary/Middle Schools Relief)  
(1624 student stations)

FY 05/06

State School "BB1" K-8  
(RB Bay Harbor Elementary and Highland Oaks Middle Schools Relief)  
(1624 student stations)

FY 06/07

MLC at Madie Ives Elementary  
(Highland Oaks Middle School Relief)  
(700 student stations)

FY 06/07

Bay Harbor K-8 Conversion  
(Highland Oaks Middle School Relief)  
(551 student stations)

FY 06/07

Dr. Michael M. Krop Senior School Relief  
(1562 student stations)

FY 07/08

New Senior High School  
State School "QQQ1"  
(Dr. Krop and N. Miami Beach Senior School Relief)  
(1562 student stations) FY 08/09

Leased Space  
(Highland Oaks Middle School Relief)  
(610 student stations) FY 05/06

Early Childhood Center (EEC #4)  
(VB Highland Oaks and Madie Ives Elementary School Relief)  
(396 student stations) FY 07/08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	3032
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	3478
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	5319

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,290,153.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	91	x	\$ 13,574	=	\$ 1,235,234
MIDDLE	49	x	\$ 15,563	=	\$ 762,587
SENIOR	57	x	\$ 20,594	=	\$ 1,173,858

Total Potential Capital Cost	\$ 3,171,679
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\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 2, AKOUKA, LLC

**REQUEST:** Land use amendment from Low Density Residential (2.5 - 6DU/acre) to Low-Medium Density Residential (5 - 13 DU/acre)

**ACRES:** 2.65 net acres

**LOCATION:** East side of Memorial Highway at theoretical NE 145 Street

**MSA/  
MULTIPLIER:** 2.1/. 67 (single-family), .52 (townhouse)

<b>NUMBER OF UNITS:</b>	19 additional units	Proposed land use 34 townhouse units	Existing land use 15 single-family units
<b>ESTIMATED STUDENT POPULATION:</b>	8 additional students*	18	10
<b>ELEMENTARY:</b>	4		
<b>MIDDLE:</b>	2		
<b>SENIOR:</b>	2		

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Linda Lentin Elementary - 14312 NE 2 Court

**MIDDLE:** North Miami Middle - 13105 NE 7 Avenue

**SENIOR HIGH:** North Miami Senior - 800 NE 137 Street

All schools are located in Region 2

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Linda Lentin Elementary	978/ 982*	672	146%/ 146%*	0	146%/ 146%*	987
North Miami Middle	1574/ 1576*	822	191%/ 192%*	79	175%/ 175%*	1576
North Miami Senior	3184/ 3186*	2172	147%/ 147%*	143	138%/ 138%*	3188

\* increased student population as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, all schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

##### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
K-8 Conversion at Linda Lentin Elem. (North Miami Middle Relief) (515 student stations)	Construction	June 2006
State School QQ-1 (W.J. Bryan and Natural Bridge Elementary Relief; North Miami Middle Relief) (1593 student stations)	Construction	April 2006

##### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
State School BBB-1 (North Miami Senior Replacement) (3661 student stations; 1489 student stations gained)	FY 05/06

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1672
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1930
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	3661

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$52,392.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	4	x	\$ 13,574	=	\$ 54,296
MIDDLE	2	x	\$ 15,563	=	\$ 31,126
SENIOR	2	x	\$ 20,594	=	\$ 41,188
Total Potential Capital Cost					\$ 126,610

\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 3, Dynamic Biscayne Shores Associate, Ltd.		
REQUEST:	Land use amendment from Low (2.5 - 6 DU/ acre) & Low-Medium Density Residential (5 - 13DU/acre) & Business and Office to Medium Density Residential (13 - 25DU/acre on Parcel A, B, C, & D) and Business and Office (Parcel E)		
ACRES:	20.88 net acres (8.1 parcels A-D)		
LOCATION:	West Side of Biscayne Blvd. To NE 13 Avenue Between NE 112 and NE 115 Streets		
MSA/ MULTIPLIER:	4.1/ .51(single-family), .62 (townhouse) and .23 (multifamily)		
NUMBER OF UNITS:	754 additional units	Proposed land use 969 multifamily units	Existing land use 209 townhouse and 6 single-family units
ESTIMATED STUDENT POPULATION:	90 additional students*	223	133
ELEMENTARY:	41		
MIDDLE:	23		
SENIOR:	26		
SCHOOLS SERVING AREA OF APPLICATION:			
ELEMENTARY:	W. J. Bryan Elementary – 1200 NE 125 Street		
MIDDLE:	North Miami Middle - 13105 NE 7 Avenue		
SENIOR HIGH:	North Miami Senior - 800 NE 137 Street		

All schools are located in Region 2

\*Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
<b>W.J. Bryan Elementary</b>	1337 1378*	863	155%/160%	318	113% <b>117%*</b>	1378
<b>North Miami Middle</b>	1574 1597*	822	191%/	79	<b>175%</b> <b>177%*</b>	1597
<b>North Miami Senior</b>	3184 3210*	2172	147%/	143	<b>138%</b> <b>139%*</b>	3212

\* No student population increase as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

#### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
K-8 Conversion at Linda Lentin El. (North Miami Middle Relief) (515 student stations)	Construction	June 2006
State School QQ-1 (W.J. Bryan and Natural Bridge Elementary Relief; North Miami Middle Relief) (1593 student stations)	Construction	April 2006

#### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
State School BBB-1 (North Miami Senior Replacement) (3661 student stations; 1489 student stations gained)	FY 05/06

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1863
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1930
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	3661

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$589,410.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	41	x	\$ 13,574	=	\$ 556,534
MIDDLE	23	x	\$ 15,563	=	\$ 357,949
SENIOR	26	x	\$ 20,594	=	\$ 535,444

Total Potential Capital Cost	\$ 1,449,927
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\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 4, Liberty Investments, Inc.

**REQUEST:** Land use amendment from Low-Medium Residential (5 - 13 DU/acre) to Medium Density Residential (13 - 25 DU/acre) (parcels A, C, D, & E); and Medium-High Density Residential (25-60 DU/acre) (parcel B)

**ACRES:** 27.227 net acres

**LOCATION:** NW 12 Avenue to NW 9 Avenue and between NW 95 Terrace and NW 99 Street

**MSA/  
MULTIPLIER:** 2.4/ .82 (townhouse) and .44 (multifamily)

<b>NUMBER OF UNITS:</b>	362 additional units	Proposed land use 716 multifamily units	Existing land use 354 townhouse units
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<b>ESTIMATED STUDENT POPULATION:</b>	25 additional students*	315	290
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**ELEMENTARY:** 12

**MIDDLE:** 6

**SENIOR:** 7

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Van E. Blanton Elementary - 10327 NW 11 Avenue

**MIDDLE:** Madison Middle - 3400 NW 87 Street

**SENIOR HIGH:** Miami Central Senior - 1781 NW 95 Street

All schools are located in Region 3

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
<b>Van E. Blanton Elementary</b>	544/ 556*	635	86%/ 88%*	54	79%/ 81%*	596
<b>Madison Middle</b>	1138/ 1144*	767	148%/ 149%	218	<b>116%/ 116%*</b>	1179
<b>Miami Central Senior</b>	3020/ 3027*	2513	120%/ 120%*	285	108%/ 108%*	3073

\* No student population increase as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the middle school meets the review threshold.

#### **PLANNED RELIEF SCHOOLS IN THE AREA**

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

N/A

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	635
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	767
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	2513

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$163,725.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	12	x	\$ 13,574	=	\$162,888
MIDDLE	6	x	\$ 15,563	=	\$ 93,378
SENIOR	7	x	\$ 20,594	=	\$144,158

Total Potential Capital Cost	\$400,424
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\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

<b>APPLICATION:</b>	No. 5, City of Hialeah	
<b>REQUEST:</b>	<u>Move Urban Development Boundary to encompass application area. Land use amendment change from Open Land to Industrial and Office</u>	
<b>ACRES:</b>	748.27 net acres	
<b>LOCATION:</b>	Between NW 97 Avenue and the Turnpike and between NW 154 Street and 170 Street	
<b>MSA/ MULTIPLIER:</b>	3.2/ .44 (single-family)	
<b>NUMBER OF UNITS:</b>	Proposed land use no additional units	Existing land use 149 single-family units
<b>ESTIMATED STUDENT POPULATION:</b>	no additional students*	66 students
<b>ELEMENTARY:</b>	-	30
<b>MIDDLE:</b>	-	17
<b>SENIOR:</b>	-	19

### SCHOOLS SERVING AREA OF APPLICATION:

<b>ELEMENTARY:</b>	Bob Graham Educational Center – 15901 NW 79 Avenue
<b>MIDDLE:</b>	Miami Lakes Middle – 6425 M. Lakeway North
<b>SENIOR HIGH:</b>	Barbara Goleman Senior - 14100 NW 89 Avenue

All schools are located in Region 1

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 8 - PMBC Homes at Coral Edge, LLC		
REQUEST:	Land use amendment from Low Density Residential (2.5-6 DU/acre) and Business and Office to Medium Density Residential (13-25 DU/acre)		
ACRES:	2.14 net acres		
LOCATION:	Approximately SW 8 <sup>th</sup> Street and SW 42 <sup>nd</sup> Avenue, Miami		
MSA/ MULTIPLIER:	5.3 / 0.36 (townhouse) and 0.31 (single-family)		
NUMBER OF UNITS:	23 additional units	Proposed land use 30 townhouse units	Exiting land use 7 single-family units
ESTIMATED STUDENT POPULATION:	9 additional students*	11	2
ELEMENTARY:	4		
MIDDLE:	2		
SENIOR HIGH:	3		
SCHOOLS SERVING AREA OF APPLICATION:			
ELEMENTARY:	Coral Gables Elementary – 105 Minorca Avenue	}	Schools of Choice Share Boundaries
	Sunset Elementary – 5120 SW 72 Street, South Miami		
	G. W. Carver Elementary -238 Grand Avenue		
MIDDLE:	Ponce De Leon Middle - 5801 Augusto St.		
SENIOR HIGH:	Coral Gables Senior - 450 Bird Rd.		

Schools of Choice  
Share Boundaries

All schools are located in Region 4.

\*Based on Census 2000 Information provided by Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS**
Coral Gables Elementary, or	743	467	159%/	62	<b>140%</b>	755
Sunset Elementary, or	1,077	734	147%/	208	114%	1,089
G. W. Carver Elementary	584	416	140%/	66	<b>121%</b>	594
Ponce De Leon Middle	1501/ 1503*	1,225	123%// 123%*	198	105%// 105%*	1,639
Coral Gables Senior high	3610/ 3613*	2,092	173%// 173%*	95	<b>165%/</b> <b>165%*</b>	4,055

\* increased student population as a result of the proposed development

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, Coral Gables Elementary, G. W. Carver Elementary and Coral Gables Senior meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA**

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005)

**Projects in Planning, Design or Construction**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Coral Gables Senior High (830 student stations)	Construction	May 2005

**Proposed Relief Schools**

<u>School</u>	<u>Funding Year</u>
State School "L-1" at English Center (Silver Bluff / Carver / Coral Gables Elementary Schools Relief) (826 student stations)	FY 07-08
New Modular (Sunset Elementary School Relief) (400 student stations)	FY 07-08

Ponce de Leon Middle Renovations  
(Ponce de Leon Middle School Relief)

FY 06-07

State School "LLL-1"  
International Studies Senior  
at Metrorail  
(Coral Gables Senior High School Relief)  
(700 student stations)

FY 07-08

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$58,941.

**CAPITAL COSTS:** Based on the State's July 2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	4	x	\$	13,574	=	\$54,296
MIDDLE	2	x	\$	15,563	=	\$31,126
SENIOR	3	x	\$	20,594	=	\$61,782
Total Potential Capital Cost						\$147,204

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 9, Eduardo Reyes

**REQUEST:** Land use amendment change from Business and Office and Low Density Residential (2.5 to 6 DU/acre) to Business and Office

**ACRES:** 1.41 net acres

**LOCATION:** From SW 38 Street to Bird Road (SW 40 Street) Between SW 84 Avenue and theoretical SW 85 Avenue

**MSA/MULTIPLIER:** 5.4/ .42 (single-family), .37 (townhouse) and .29 (multifamily)

**NUMBER OF  
UNITS:**

8 additional units

Proposed land use  
18 townhouse units

Existing land use  
10 single-family units

**ESTIMATED  
STUDENT  
POPULATION:**

3 additional students\*

7

4

**ELEMENTARY:** 1

**MIDDLE:** 1

**SENIOR:** 1

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Emerson Elementary – 8001 SW 36 Street

**MIDDLE:** Rockway Middle – 9393 SW 29 Terrace

**SENIOR HIGH:** Southwest Miami Senior - 8855 SW 50 Terrace

The elementary and senior high schools are located in Region 5. The middle school is located in Region 3

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.



The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
<b>Emerson Elementary</b>	462/ 463*	576	80%/ 80%*	18	78%/ 78%*	463
<b>Rockway Middle</b>	1414/ 1415*	791	179%/ 179%	99	<b>159%/ 169%*</b>	1415
<b>Southwest Miami Senior</b>	3300/ 3301*	2005	165%/ 165%*	285	<b>144%/ 144%*</b>	3303

\* No student population increase as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the middle and senior high schools meets the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

##### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Southwest Miami Senior (874 student stations)	Construction	August 2006

##### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Modular Classrooms addition at Rockway Middle School (676 student stations)	FY 06/07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	576
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1467
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	2879

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$19,647.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1	x	\$ 13,574	=	\$ 13,574
MIDDLE	1	x	\$ 15,563	=	\$ 15,563
SENIOR	1	x	\$ 20,594	=	\$ 20,594

Total Potential Capital Cost	\$ 49,731
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\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 10, Newest Kendall, LLC		
REQUEST:	Land use amendment from Agriculture to Low Density Residential (2.5-6 DU/acre) <u>and include within the Urban Development Boundary</u>		
ACRES:	193.24 acres		
LOCATION:	Northwest corner of Kendall Drive and SW 167 Avenue		
MSA/ MULTIPLIER:	6.1/.55 (single-family)		
NUMBER OF UNITS:	1121 additional units	Proposed land use 1159 single-family units	Existing land use 38 single-family units
ESTIMATED STUDENT POPULATION:	616 additional students*	637	21
ELEMENTARY:	283		
MIDDLE:	154		
SENIOR:	179		
SCHOOLS SERVING AREA OF APPLICATION:			
ELEMENTARY:	Christina M. Eve Elementary – 16251 SW 99 Street		
MIDDLE:	Lamar Louise Curry Middle – 15750 SW 47 Street		
SENIOR HIGH:	John A. Ferguson Senior – 15900 SW 56 Street		

All schools are located in Region 5 & 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Christina M. Eve Elem.	774/ 1057*	734	105%/ 144%*	0	105%/ 144%*	1400
Lamar Louise Curry Middle	787/ 941*	1143	69%/ 82%*	0	69%/ 82%*	949
John A. Ferguson Senior	1489/ 1668*	2269	66%/ 74%*	0	66%/ 74%*	1677

\* increased student population as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, only the elementary school meets the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

##### Proposed Relief Schools School

New Elementary - S/S "M-1"  
(Eve, Hoover and Kendall Lakes  
Elementary Schools Relief)  
(826 student stations)

##### Funding Year

FY 07-08

New Modular at John A. Ferguson Sr.  
(Ferguson and Braddock  
Senior High Schools Relief)  
(858 student stations)

FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1560
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1143
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	3127

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$4,034,184.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	283	x	\$ 13,574	=	\$ 3,841,442
MIDDLE	154	x	\$ 15,563	=	\$ 2,396,702
SENIOR	179	x	\$ 20,594	=	\$ 3,686,326

Total Potential Capital Cost	\$9,924,470
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\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

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## PRELINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 11, David Brown, Steven Brown and Victor Brown

**REQUEST:** Land use amendment from Agricultural to Business and Office and Office/Residential and include within the Urban Development Boundary

**ACRES:** 38.5 acres

**LOCATION:** South of Kendall Drive and west of SW 167 Avenue

**MSA/  
MULTIPLIER:** 6.2/.65 (single-family) and .47 (townhouse)

<b>NUMBEROF UNITS:</b>	339 additional units	Proposed land use 346 townhouse units	Existing land use 7 single-family units
<b>ESTIMATED STUDENT POPULATION:</b>	158 additional students*	163	5
<b>ELEMENTARY:</b>	73		
<b>MIDDLE:</b>	39		
<b>SENIOR:</b>	46		

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Christina M. Eve Elementary -16251 SW 99 Street

**MIDDLE:** Hammocks Middle -9889 Hammocks Blvd.

**SENIOR HIGH:** Felix Varela Senior -15255 SW 96 Street

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

**The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:**

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Christina M. Eve Elem	774/ 847*	734	105%/ 115%*	0	105%/ 115%*	1190
Hammocks Middle	2509/ 2548*	1466	171%/ 174%*	257	146%/ 148%*	2690
Felix Varela Senior	4307/ 4353*	2824	153%/ 154%*	0	153%/ 154%*	4497

\* increased student population as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

**Note:**

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA**

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

**Projects in Planning, Design or Construction**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2120 student stations)	Design	August 2007

**Proposed Relief Schools**

<u>School</u>	<u>Funding Year</u>
New Elementary School – S/S "M1" (Eve, Hoover and Kendall Lakes Elementary Schools Relief) (826 student stations)	FY 07-08
New Senior High School – S/S "HHH1" (Felix Varela, Sunset and Southridge Senior High School Relief) (2858 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1560
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	3586
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	5682

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,034,742.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	73	x	\$ 13,574	=	\$990,902
MIDDLE	39	x	\$ 15,563	=	\$606,957
SENIOR	46	x	\$ 20,594	=	\$947,324
Total Potential Capital Cost					\$2,545,183

\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 12, Vanguardian Village, LLP

**REQUEST:** Land Use Amendment from Estate Density Residential (1-2.5 DU/acre) to Office/Residential

**ACRES:** 4 acres

**LOCATION:** Northeast Corner of SW 127 Avenue and SW 104 Street

**MSA/  
MULTIPLIER:** 6.2/.65 (single-family)

<b>NUMBER OF UNITS:</b>	1 unit net decrease	Proposed land use Single-family units Some restrictions imposed by existing power lines	Existing land use 10 single-family units
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<b>ESTIMATED STUDENT POPULATION:</b>	1 less student*	6	7
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**ELEMENTARY:**

**MIDDLE:**

**SENIOR:**

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Christina M. Eve Elementary -16251 SW 99 Street

**MIDDLE:** Arvida Middle -10900 SW 127 Avenue

**SENIOR HIGH:** Miami Killian Senior -10655 SW 97 Avenue

All schools are located in Region 5 & 6

\*Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 13, Shoma IX, Inc., Newest Kendall, LLC

**REQUEST:** Land Use Amendment from Agriculture to Low Density Residential (2.5-6 DU/acre) and include within the Urban Development boundary

**ACRES:** 81.61 acres

**LOCATION:** Southeast corner of SW 104 Street and SW 167 Avenue

**MSA/  
MULTIPLIER:** 6.2/.65 (single-family)

**NUMBER OF  
UNITS:**

473 additional units	Proposed land use 489 single-family units	Existing land use 16 single-family units
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**ESTIMATED  
STUDENT  
POPULATION:**

308 additional students*	318	10
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**ELEMENTARY:** 142

**MIDDLE:** 77

**SENIOR:** 89

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Dr. Gilbert L. Porter Elementary-16251 SW 99 Street

**MIDDLE:** Hammocks Middle -9889 Hammocks

**SENIOR HIGH:** Felix Varela Senior -15255 SW 96 Street

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Dr. G. L. Porter Elem.	1280/ 1422*	915	140%/ 155%*	18	137%/ 152%*	1421
Hammocks Middle	2509/ 2586*	1466	171%/ 177%*	257	146%/ 150%*	2728
Felix Varela Senior	4307/ 4396*	2824	153%/ 156%*	0	153%/ 156%*	4540

\* No student population increase as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

##### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "Y1" (Gordon and Porter Elementary School Relief) (1 068 student stations)	Design	March 2007
State School "YY1" (Redland, Hammocks, and Richmond Heights Middle School Relief) (2120 student stations)	Design	August 2007

##### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Senior High School – S/S "HHH1" (Felix Varela, Sunset and Southridge Senior High School Relief) (2858 student stations)	FY 07/08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1983
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	3586
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	5682

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$2,017,092.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	142	x	\$ 13,574	=	\$1,927,508
MIDDLE	77	x	\$ 15,563	=	\$1,198,351
SENIOR	89	x	\$ 20,594	=	\$1,832,866

Total Potential Capital Cost	\$4,958,725
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\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 15, Pasadena Capital, Inc.

**REQUEST:** Land Use Amendment from Low Density (2.5-6 DU/acre) Residential to Industrial and Office

**ACRES:** 24.02 acres

**LOCATION:** Northwest corner of SW 147 Avenue and SW 184 Street

**MSA/  
MULTIPLIER:** 6.2/.65 (single-family) and .47 (townhouse)

**NUMBER OF  
UNITS:**

152 additional units	Proposed land use 281 townhouse units	Existing land use 129 single-family units
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**ESTIMATED  
STUDENT  
POPULATION:**

48 additional students*	132	84
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**ELEMENTARY:** 22

**MIDDLE:** 12

**SENIOR:** 14

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Miami Heights Elementary -17661 SW 11 7 Avenue

**MIDDLE:** Redland Middle -16001 SW 248 Street

**SENIOR HIGH:** South Dade Senior -28401 SW 167 Avenue

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

**The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:**

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Miami Heights Elem.	1260/ 1282*	739	171%/ 173%*	152	141%/ 144%*	1370
Redland Middle	1701/ 1713*	991	172%/ 173%*	20	168%/ 169%*	2256
South Dade Senior	2730/ 2744*	1701	160%/ 161%*	380	131%/ 132%*	2924

\* No student population increase as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

#### **PLANNED RELIEF SCHOOLS IN THE AREA**

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

##### **Projects in Planning, Design or Construction**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Modular addition at Redland Middle School (242 student stations)	Construction	August 2005
Addition at Miami Heights Elementary School (580 student stations)	Construction	August 2005
State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2120 student stations)	Design	August 2007
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007

State School "CCC1"  
(Partial Replacement of South Dade  
Sr. High School)  
(1522 additional student stations)

Design

March 2008

**Proposed Relief Schools**

**School**

New K-8 @ Palm Glade - S/S "CC1"  
(Pine Villa and Redland Elementary School Relief,  
and Redland Middle School Relief)  
(1624 student stations)

**Funding Year**

FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1319
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	5581
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	3223

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$314,352.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	22	x	\$ 13,574	=	\$298,628
MIDDLE	12	x	\$ 15,563	=	\$186,756
SENIOR	14	x	\$ 20,594	=	\$288,316

Total Potential Capital Cost	\$773,700
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\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## **PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 16, EBP Parcel 1, LLC, EBP Parcel 3, LLC, Ryder Investments, LLC and West Perrine Community Development Corporation, Inc.

**REQUEST:** Land Use Amendment from Industrial and Office to Business and Office and Medium Density Residential (13-25 DU/acre) with a density increase of one category

**ACRES:** 6.59 acres

**LOCATION:** East and west of Homestead Avenue between SW 184 and SW 186 Streets

**MSA/MULTIPLIER:** 7.2/.40 (multifamily)

<b>NUMBER OF UNITS:</b>	proposed land use 395 Multifamily units	Existing land use No residential units
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**ESTIMATED STUDENT POPULATION:** 158 students\*

**ELEMENTARY:** 73

**MIDDLE:** 39

**SENIOR:** 46

### **SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** R. R. Moton Elementary -18050 Homestead Avenue

**MIDDLE:** Southwood Middle -16301 SW 80 Avenue

**SENIOR HIGH:** Miami Palmetto Senior -7460 SW 1

All schools are located in Region 5

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.



**The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:**

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
R. R. Moton Elem.	648/ 721*	705	92%/ 102%*	0	92%/ 102%*	721
Southwood Middle	1809/ 1848*	1160	156%/ 159%*	20	153%/ 157%*	1851
Miami Palmetto Sr.	3550/ 3596*	2053	173%/ 175%*	238	155%/ 156%*	3602

\* No student population increase as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the middle and senior high school meet the review threshold.

#### **PLANNED RELIEF SCHOOLS IN THE AREA**

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

##### **Projects in Planning, Design or Construction**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
New Gym Addition at Miami Palmetto Sr. High School (220 student stations)	Construction	August 2005

##### **Proposed Relief Schools**

<u>School</u>	<u>Funding Year</u>
New Middle School – S/S “JJ1” (Southwood and Palmetto Middle Schools Relief) (1659 student stations)	FY 06-07
New Senior High School – S/S “III1” (Miami Palmetto and Miami Killian Senior High Schools Relief) (1613 student stations)	FY 07-08
New Modular at Miami Palmetto Sr. High School (550 student stations)	FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	705
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2819
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	4436

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,034,742.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	73	x	\$ 13,574	=	\$990,902
MIDDLE	39	x	\$ 15,563	=	\$606,957
SENIOR	46	x	\$ 20,594	=	\$947,324
Total Potential Capital Cost					\$2,545,183

\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

<b>APPLICATION:</b>	No. 17, Eureka Palms Partnership, LLLP		
<b>REQUEST:</b>	<u>Move the 2005 Urban Development Boundary to encompass the application area</u>  Land Use Amendment from Agriculture to Estate Density Residential (1-2.5 DU/acre) and Business and Office  <u>Revise existing Land Use policy 8H by removing an area south of SW 184 Street from the list of areas not to be considered for UDB expansion</u>		
<b>ACRES:</b>	305.35 acres		
<b>LOCATION:</b>	NW, SE and SW corners of SW 184 Street and SW 157 Avenue		
<b>MSA/MULTIPLIER:</b>	6.2/.65 (single-family) and 7.2/.67 (single-family)		
<b>NUMBER OF UNITS:</b>	737 additional units	Proposed land use 798 single-family units	Existing land use 61 single-family units
<b>ESTIMATED STUDENT POPULATION:</b>	494 additional students*	535	41
<b>ELEMENTARY:</b>	227		
<b>MIDDLE:</b>	124		
<b>SENIOR:</b>	143		

### SCHOOLS SERVING AREA OF APPLICATION:

<b>ELEMENTARY:</b>	Miami Heights Elementary – 17661 SW 117 Avenue Redland Elementary – 24701 SW 162 Avenue
<b>MIDDLE:</b>	Redland Middle -16001 SW 248 Street
<b>SENIOR HIGH:</b>	South Dade Senior -28401 SW 167 Avenue

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

**The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:**

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Miami Heights Elem.	1260	739	171%	152	141%	1348
Redland Elem.	1127	702	161%	0	161%	1197
Redland Middle	1701/ 1825*	991	172%/ 184%*	20	168%/ 181%*	2368
South Dade Sr.	2730/ 2873*	1701	160%/ 169%*	380	131%/ 138%*	3053

\* No student population increase as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

**Note:**

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA**

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

**Projects in Planning, Design or Construction**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Miami Heights Elementary School (580 student stations)	Construction	August 2005
Modular Classroom Addition at Redland Elementary School (242 student stations) State School	Construction	August 2005
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007
State School "YY-1" (Ammons, Hammocks, Richmond Heights and Middle School Relief) (2120 student stations)	Design	August 2007

Modular Classroom Addition  
at Redland Middle School  
(242 student stations)

Construction

August 2005

State School "CCC1"  
(South Dade Sr. High School  
Partial Replacement)  
(1522 additional student stations)

Design

March 2008

**Proposed Relief Schools**

**School**

**Funding Year**

New K-8 @ Palm Glade - S/S "CC1"  
(Pine Villa and Redland Elementary School Relief,  
and Redland Middle School Relief)  
(1624 student stations)

FY 05-06

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1319
Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1944
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	5581
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	3223

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$3,235,206.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	227	x	\$ 13,574	=	\$3,081,298
MIDDLE	124	x	\$ 15,563	=	\$1,929,812
SENIOR	143	x	\$ 20,594	=	\$2,944,942

Total Potential Capital Cost	\$7,956,052
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\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 18, GCF Investments, Inc.

**REQUEST:** Land Use Amendment from Low Density Residential (2.5-6 DU/acre) to Business and Office

**ACRES:** 35.61 acres

**LOCATIONS:** East of Old Cutler Road between SW 208 and 212 Streets

**MSA/  
MULTIPLIER:** 7.1/.60 (single-family) and .72 (townhouse)

**NUMBER OF  
UNITS:**

249 additional units	Proposed land use 462 townhouse units	Existing land use 213 single-family units
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**ESTIMATED  
STUDENT  
POPULATION:**

205 additional students*	333	128
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**ELEMENTARY:** 94

**MIDDLE:** 51

**SENIOR:** 60

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Dr. Edward L. Whigham Elementary -21 545 SW 87 Avenue

**MIDDLE:** Mays Middle -700 SW 216 Street

**SENIOR HIGH:** Miami Southridge Senior -19355 SW 114 Avenue

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Dr. Edward L. Whigham Elem.	1008/ 1102*	914	110%/ 121%*	0	110%/ 121%*	1272
Mays Middle	968/ 1019*	957	101%/ 106%*	40	97%/ 102%*	1139
Miami Southridge Sr.	3623/ 3683*	2844	127%/ 130%*	261	117%/ 119%*	4059

\* increased student population as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the elementary and senior high schools meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA**

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

**Projects in Planning, Design or Construction**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
PLC E at Dr. Edward L. Whigham Elementary School (280 student stations)	Construction	August 2005

**Proposed Relief Schools**

<u>School</u>	<u>Funding Year</u>
New Senior High School – S/S “HHH1” (Felix Varela, Sunset and Southridge Senior High School Relief) (2858 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1194
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	957
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5702

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,342,545.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	94	x	\$ 13,574	=	\$1,275,956
MIDDLE	51	x	\$ 15,563	=	\$ 793,713
SENIOR	60	x	\$ 20,594	=	\$1,235,640

Total Potential Capital Cost	\$3,305,309
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\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 19, Pinto Realty Company

**REQUEST:** Land Use Amendment from Low Density Residential (2.5-6 DU/acre) to Business and Office

**ACRES:** 1.4 acres

**LOCATION:** Northeast corner of SW 112 Avenue and SW 99 Avenue

**MSA/  
MULTIPLIER:** 7.1/.60 (single-family)

<b>NUMBER OF UNITS:</b>	10 additional units	Proposed land use 18 townhouse units	Existing land use 8 single-family units
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<b>ESTIMATED STUDENT POPULATION:</b>	8 additional students*	13	5
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<b>ELEMENTARY:</b>	4
<b>MIDDLE:</b>	2
<b>SENIOR:</b>	2

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Gulfstream Elementary -20900 SW 97 Avenue

**MIDDLE:** Centennial Middle -8601 SW 212 Street

**SENIOR HIGH:** Miami Southridge Senior -19355

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

**The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:**

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Gulfstream Elem.	701/ 705*	692	101%/ 102%*	76	91%/ 92%*	705
Centennial Middle	1115/ 1117*	796	140%/ 140%*	99	<b>125%/ 125%*</b>	1515
Miami Southridge Sr.	3623/ 3625*	2844	127%/ 127%*	261	<b>117%/ 117%*</b>	4001

\* increased student population as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

**Notes:**

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the middle and senior high schools meet the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA**

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

**Proposed Relief Schools**

**School**

**Funding Year**

New Modular at Centennial Middle School  
(770 student stations)

FY 06-07

New Senior High School – S/S “HHH1”  
(Felix Varela, Sunset and Southridge  
Senior High School Relief)  
(2858 student stations)

FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	692
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1566
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5702

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$52,392.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	4	x	\$ 13,574	=	\$ 54,296
MIDDLE	2	x	\$ 15,563	=	\$ 31,126
SENIOR	2	x	\$ 20,594	=	\$ 41,188

Total Potential Capital Cost	\$126,610
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\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 20, J. L. Brown Development, Corp.		
REQUEST:	Land Use Amendment from Medium Density Residential (13-25 DU/acre) to Business and Office		
ACRES:	3.08 acres		
LOCATION:	Northwest corner SW 112 Avenue and SW 216		
MSA/ MULTIPLIER:	7.1/.60 (single-family) and .34 (multifamily)		
NUMBER OF UNITS:	107 additional units	Proposed land use 184 multifamily units	Existing land use 77 single-family units
ESTIMATED STUDENT POPULATION:	17 additional students*	63	46
ELEMENTARY:	8		
MIDDLE:	4		
SENIOR:	5		
SCHOOLS SERVING AREA OF APPLICATION:			
ELEMENTARY:	Dr. Edward L. Whigham Elementary -21545 SW 87 Avenue		
MIDDLE:	Mays Middle - 700 SW 216 Street		
SENIOR HIGH:	Miami Southridge Senior -19355 SW 114 Avenue		

All schools are located in Region 6

\*Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

**The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:**

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Dr. Edward L. Whigham Elem.	1008/ 1016*	914	110%/ 111%*	0	110%/ 111%*	1186
Mays Middle	968/ 972*	957	101%/ 102%*	40	97%/ 98%*	1092
Miami Southridge Sr.	3623/ 3628*	2844	127%/ 128%*	261	117%/ 117%*	4004

\* increased student population as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

**Notes:**

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, only the senior high school meets the review threshold.

**PLANNED RELIEF SCHOOLS IN THE AREA**

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

**Projects in Planning, Design or Construction**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
PLC E at Dr. Edward L. Whigham Elementary School (280 student stations)	Construction	August 2005

**Proposed Relief Schools**

<u>School</u>	<u>Funding Year</u>
New Senior High School – S/S “HHH1” (Felix Varela, Sunset and Southridge Senior High School Relief) (2858 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1194
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	957
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5702

**Note:** Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$111,333.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	8	x	\$ 13,574	=	\$108,592
MIDDLE	4	x	\$ 15,563	=	\$ 62,252
SENIOR	5	x	\$ 20,594	=	\$102,970
Total Potential Capital Cost					\$273,814

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

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## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 21, Kaza 112 Property Corp.

**REQUEST:** Land Use Amendment from Low Density Residential (2.5-6 DU/acre) to Business and Office

**ACRES:** .62 acres

**LOCATION:** Southeast corner of SW 112 and SW 224 Street

**MSA/  
MULTIPLIER:** 7.1/ .60 (single-family)

<b>NUMBER OF UNITS:</b>	5 additional units	Proposed land use 8 townhouse units	Existing land use 3 single-family units
<b>ESTIMATED STUDENT POPULATION:</b>	4 additonal students*	6	2
<b>ELEMENTARY:</b>	2		
<b>MIDDLE:</b>	1		
<b>SENIOR:</b>	1		

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Pine Villa Elementary -21799 SW 4 17 Court

**MIDDLE:** Centennial Middle -8601 SW 212 Street

**SENIOR HIGH:** Miami Southridge Senior -19355 SW 114 Avenue

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Pine Villa Elem.	653/ 655*	504	130%/ 130%*	186	95%/ 95%*	1795
Centennial Middle	1115/ 1116*	796	140%/ 140%*	99	<b>125%/ 125%*</b>	1514
Miami Southridge Sr.	3623/ 3624*	2844	127%/ 127%*	261	<b>117%/ 117%*</b>	4000

\* increased student population as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the middle and senior high schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

##### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Modular addition at Pine Villa Elementary School (286 student stations)	Construction	August 2005

##### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New K-8 at Palm Glade – S/S “CC1” (Pine Villa and Redland Elementary and Redland Middle School Relief) (1624 student stations)	FY 05-06
New Modular at Centennial Middle School (770 student stations)	FY 06-07
New Senior High School – S/S “HHH1” (Felix Varela, Sunset and Southridge Senior High School Relief) (2858 student stations)	FY 07-08



Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1790
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1566
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5702

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$26,196.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2	x	\$ 13,574	=	\$ 27,148
MIDDLE	1	x	\$ 15,563	=	\$ 15,563
SENIOR	1	x	\$ 20,594	=	\$ 20,594
Total Potential Capital Cost					\$ 63,305

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 22, Princeton Land Investments, LLC

**REQUEST:** Land Use Amendment from Low Density Residential (2.5-6 DU/acre) to Low-Medium Density Residential/Parcel A (5-13 DU/acre) and Medium Density Residential/Parcel B (13-25 DU/acre)

**ACRES:** 58 acres

**LOCATION:** Northwest and Southeast corner of SW 127 Avenue and SW 240 Street

**MSA/MULTIPLIER:** 7.2/.60 (single-family) and .72 (townhouse)

<b>NUMBER OF UNITS:</b>	270 additional units*	Proposed land use 621 townhouse units	Existing land use 351 single-family units
<b>ESTIMATED STUDENT POPULATION:</b>	236 additional students*	447	211
<b>ELEMENTARY:</b>	109		
<b>MIDDLE:</b>	59		
<b>SENIOR:</b>	68		

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Pine Villa Elementary –21799 SW 117 Court

**MIDDLE:** Redland Middle -16001 SW 248 Street

**SENIOR HIGH:** Homestead Senior -2351 SE 12 Avenue

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

**The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:**

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Pine Villa Elem.	653/ 860*	504	130%/ 171%*	186	95%/ 125%*	2000
Redland Middle	1701/ 1813*	991	172%/ 183%*	20	168%/ 179%*	2356
Homestead Sr.	3191/ 3322*	2926	109%/ 114%*	0	109%/ 114%*	4135

\* No student population increase as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the elementary and middle school meet the review threshold.

#### **PLANNED RELIEF SCHOOLS IN THE AREA**

**(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):**

##### **Projects in Planning, Design or Construction**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Modular Classroom Addition at Pine Villa Elementary School (286 student stations)	Construction	August 2005
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007
State School "YY-1" (Ammons, Hammocks, Richmond Heights and Middle School Relief) (2120 student stations)	Design	June 2007
Modular Classroom Addition at Redland Middle School (242 student stations)	Construction	August 2005

**Proposed Relief Schools****School****Funding Year**

New K-8 @ Palm Glade - S/S "CC1"  
(Pine Villa and Redland Elementary School Relief,  
and Redland Middle School Relief)

FY 05-06

New Senior High School – S/S "TTT1"  
(Homestead Senior High School Relief)  
(2858 student stations)

FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1790
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	5581
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	5784

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,545,564.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	109	x	\$ 13,574	=	\$1,479,566
MIDDLE	59	x	\$ 15,563	=	\$ 918,217
SENIOR	68	x	\$ 20,594	=	\$1,400,392

Total Potential Capital Cost	\$3,798,175
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\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

<b>APPLICATION:</b>	No. 23, GCF Investments, Inc.		
<b>REQUEST:</b>	Land Use Amendment from Agriculture to Business and Office and <u>Include within the Urban Development Boundary</u>		
<b>ACRES:</b>	72.41 acres		
<b>LOCATION:</b>	Southwest corner of SW 184 Street and SW 157 Avenue		
<b>MSA/MULTIPLIER:</b>	7.2/.67 (single-family) and .64 (townhouse)		
<b>NUMBER OF UNITS:</b>	420 additional units	Proposed land use 434 single-family units	Existing land use 14 single-family units
<b>ESTIMATED STUDENT POPULATION:</b>	282 additional students*	291	9
<b>ELEMENTARY:</b>	130		
<b>MIDDLE:</b>	70		
<b>SENIOR:</b>	82		

### SCHOOLS SERVING AREA OF APPLICATION:

<b>ELEMENTARY:</b>	Irving and Beatrice Peskoe Elementary - 29035 SW 144 Avenue
<b>MIDDLE:</b>	Campbell Drive Middle – 900 NE 23 Avenue
<b>SENIOR HIGH:</b>	Homestead Senior - 2351 SE 12 Avenue

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
<b>I. &amp; B. Peskie Elem.</b>	1097/ 1227	702	156% 175%*	0	<b>156%/ 175%*</b>	1236
<b>Campbell Drive Middle</b>	1456/ 1526*	1178	124%/ 130%*	0	<b>124%/ 130%*</b>	1559
<b>Homestead Sr.</b>	3191/ 3273*	2926	109%/ 112%*	0	<b>109%/ 112%*</b>	4086

\* No student population increase as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the elementary and middle school meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

#### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Modular addition at I & B Peskie Elementary School (242 student stations)	Construction	August 2005
Modular addition at Campbell Drive Middle School (286 student stations)	Construction	August 2005

#### Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New K-8 at Mandarin Lakes – S/S “DD1” (Leisure City K-8 and I&B Peskie and Chapman Elementary School Relief) (1624 student stations)	FY 05-06
New Senior High School – S/S “TTT1” (Homestead Senior High School Relief) (2858 student stations)	FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1944
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1464
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5784

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,459 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,846,818.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	130	x	\$ 13,574	=	\$1,764,620
MIDDLE	70	x	\$ 15,563	=	\$1,089,410
SENIOR	82	x	\$ 20,594	=	\$1,688,708

Total Potential Capital Cost	\$4,542,738
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\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## PRELIMINARY SCHOOL IMPACT REVIEW ANALYSIS

**APPLICATION:** No. 24, Pedro Talamas, Juan J. Valdez and Nidia Valdez

**REQUEST:** Land Use Amendment from Agriculture to Business and Office and  
Include within the Urban Development Boundary

**ACRES:** 14.35 acres

**LOCATION:** Southeast corner of SW 312 Street and SW 142 Avenue

**MSA/MULTIPLIER:** 7.4/.66 (single-family)

<b>NUMBER OF UNITS:</b>	84 additional units	Proposed land use 86 single-family units	Existing land use 2 single-family units
<b>ESTIMATED STUDENT POPULATION:</b>	56 additional students*	57	1
<b>ELEMENTARY:</b>	26		
<b>MIDDLE:</b>	14		
<b>SENIOR:</b>	16		

### SCHOOLS SERVING AREA OF APPLICATION:

**ELEMENTARY:** Irving and Beatrice Peskoe Elementary - 29035 SW 144 Ave.

**MIDDLE:** Campbell Drive Middle – 900 NE 23 Ave.

**SENIOR HIGH:** Homestead Senior - 2351 SE 12 Ave.

All schools are located in Region 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.



The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
<b>I. &amp; B. Pescoe Elem.</b>	1097/ 1123	702	156% 160%*	0	<b>156%/ 160%*</b>	1132
<b>Campbell Drive Middle</b>	1456/ 1470*	1178	124%/ 125%*	0	<b>124%/ 125%*</b>	1503
<b>Homestead Sr.</b>	3191/ 3207*	2926	109%/ 110%*	0	<b>109%/ 110%*</b>	4020

\* No student population increase as a result of the proposed development.

\*\* Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

- Figures above reflect the impact of the class size amendment.
- Pursuant to the Interlocal Agreement, the elementary and middle school meet the review threshold.

#### **PLANNED RELIEF SCHOOLS IN THE AREA**

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

##### **Projects in Planning, Design or Construction**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Modular addition at I & B Pescoe Elementary School (242 student stations)	Construction	August 2005
Modular addition at Campbell Drive Middle School (286 student stations)	Construction	August 2005

##### **Proposed Relief Schools**

<u>School</u>	<u>Funding Year</u>
New K-8 at Mandarin Lakes – S/S “DD1” (Leisure City K-8 and I&B Pescoe and Chapman Elementary School Relief) (1624 student stations)	FY 05-06
New Senior High School – S/S “TTT1” (Homestead Senior High School Relief) (2858 student stations)	FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	1944
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	1464
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	5784

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,459 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$366,744.

**CAPITAL COSTS:** Based on the State's July-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	26	x	\$ 13,574	=	\$352,924
MIDDLE	14	x	\$ 15,563	=	\$217,882
SENIOR	16	x	\$ 20,594	=	\$329,504
Total Potential Capital Cost					\$900,310

\*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

## NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleoc@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@miamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings – North Shore 985 NW 91 St. Miami, FL 33150 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings – Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Keitha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACEI Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puello-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4667	6-8

W/L	Name and Address of Charter School	Contact Information	Grade Levels
7014	Mater Performing Arts & Entertainment Academy 7901 NW 103 St. Hialeah Gardens, FL 33016	Ms. Christine McGuinn, Principal 305 828-1886	9-12
5010	Oxford Academy of Miami 10870 SW 106 St. Miami, FL 33176	Mr. Tobias Hernandez, Principal 305 598-4494 305 275-2003 Fax	K-5
5030	Sandor Wiener School of Opportunity, South 11025 SW 84 St. Miami, FL 33173	Ms. Lissa Gonzalez, Principal 305 279-3064 Lgonzalez1@dadeschools.net	PK-5
5050	Sunshine Academy 1733 NE 162 St. N. Miami Beach, FL 33162	Ms. Ann-Marie Manzano, Director 786 210-8324 manzanos5@netzero.net	K-8
1010	The Charter School at Waterstone 855 East Waterstone Way Homestead, FL 33034	Dr. Cristina Cruz, Principal drcruzwaterstone@aol.com Temporary office: Prime Outlets Mall 250 East Palm Drive, Suite 245 Florida City, FL 33034 305 248-6206 Fax: 305 248-6208 Email: <a href="mailto:info@charterschoolatwaterstone.com">info@charterschoolatwaterstone.com</a> Web: <a href="http://www.charterschoolatwaterstone.com">www.charterschoolatwaterstone.com</a>	K-8
6029	Spirit City Academy 3400 NW 135 St. Opa-locka, FL 33054	Ms. Cecilia Honeywood, Principal 786 493-1546 cahoneywood@dadeschools.net	6-8
7015	Life Skills Center Miami-Dade County 3535 NW 7 Street Miami, FL 33125	Mr. Jose Filpo 305 643-9111 305 643-9141 Fax <a href="mailto:jose.filpo@lifeskillscenters.com">jose.filpo@lifeskillscenters.com</a>	10-12
6028	Renaissance Middle Charter School <i>Temporary location for 05-06:</i> 8360 NW 33 St. Miami, FL 33122	Ms. Ana Cordal, Principal 305 591-2225 <a href="mailto:acordal@dadeschools.net">acordal@dadeschools.net</a>	6-8

# Charter School Growth in Miami-Dade County Public Schools

Existing Charter Schools				
School Name	Actual Enrollment (6-1-05)	Projected Enrollment (as per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	67	400	500	500
Archimedean Academy	311	525	525	525
ASPIRA Eugenio Maria de Hostos	333	600	600	600
ASPIRA Youth Leadership	318	450	450	450
ASPIRA South Youth Leadership	192	210	450	600
Aventura Charter Elementary School	594	900	900	900
Balere Language Academy	96	175	250	450
Coral Reef Montessori	304	500	500	500
Doctors Charter School of Miami Shores (formerly Miami Shores/Barry Univ. Connected Learning Center)	175	375	450	525
Doral Academy	758	2,200	2200	2,200
Doral Academy Middle School	787	1,250	1250	1,250
Doral Academy High School	984	1,800	1800	1,800
Downtown Miami Charter School	587	650	650	650
Florida International Academy	225	350	350	350
International Studies Charter High School	65	500	750	1,000
Keys Gate Charter School	1,121	1,150	1,150	1,150
Liberty City Charter School	375	705	705	705
Mater Academy	702	1,150	1,150	1,150
Mater Academy Charter High School	851	1,300	1,300	1,300
Mater Academy Middle School	1,239	1,300	1,300	1,300
Mater East Charter School	378	800	800	800
Miami Children's Museum	43	350	350	350
Miami Community Charter School	135	600	600	600
Miami Shores/Barry University*	175	N/A	N/A	N/A
Pinecrest Preparatory Academy Middle School	174	750	800	800
Pinecrest Preparatory Academy	473	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	127	400	600	600
Renaissance Elementary Charter School	479	500	500	500
Sandor Wiener School of Opportunity	41	72	72	72
School for Integrated Academics & Technologies	262	600	800	800
Somerset Academy	44	700	700	700
Somerset Academy Charter Middle School	39	300	300	300
Somerset Academy Charter High School	28	250	375	500
Spiral Tech Elementary Charter School	89	290	290	290
Theodore R. and Thelma A. Gibson Charter School	32	500	600	600
Youth Co-Op Charter School	523	525	525	525
<b>TOTAL: 35 schools</b>	<b>13,397</b>	<b>24,377</b>	<b>25,792</b>	<b>26,592</b>

<b>Board-Approved Contracts for Schools to Open in Future Years</b>			
<b>School Name</b>	<b>Projected Enrollment (as per contract)</b>		
	<b>2005-2006</b>	<b>2006-2007</b>	<b>Maximum</b>
Archimedean Middle Conservatory	160	240	240
Bridge Academy	240	480	1,000
Charter on the Beach Middle School	250	250	250
Doral Performing Arts and Entertainment Academy	100	150	200
Early Beginnings Academy – Civic Center	80	80	80
Early Beginnings Academy – North Shore	43	43	70
Lawrence Academy	120	250	450
Liceo ENLACE Miami Charter Academy	375	475	775
Life Skills Center Miami-Dade County	300	450	600
Mater Academy East Middle School	250	250	250
Mater Performing Arts and Entertainment Academy	100	150	200
Oxford Academy of Miami	450	450	450
Renaissance Elementary/Middle Charter School	50	700	1,600
Sandor Wiener School of Opportunity South	36	36	36
Spirit City Academy	250	300	400
Sunshine Academy	150	200	450
The Charter School at Waterstone	1,000	1,000	1,000
Transitional Learning Academy	48	48	72
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Las Palmas Charter School	N/A	N/A	N/A
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
<b>TOTAL: 29 schools</b>	<b>4002</b>	<b>10222</b>	<b>14978</b>
<b>SUB-TOTAL (EXISTING +APPROVED): 64 schools</b>	<b>28,379</b>	<b>36,014</b>	<b>41,570</b>

<b>Board-Approved applications for schools opening in subsequent years</b>		
<b>Applicant</b>	<b>Number of Schools</b>	<b>Maximum Enrollment Capacity</b>
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
<b>Total :</b>	<b>18 schools</b>	<b>17,050</b>
<b>GRAND TOTALS</b>		
<b>Number of Schools</b>	<b>Maximum Enrollment Capacity</b>	
<b>82</b>	<b>58,620</b>	